

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-3

DATE: Monday December 14, 2020

CASE NUMBER: C15-2020-0068

Y Brooke Bailey
 Y Jessica Cohen
 Y Ada Corral
 Y Melissa Hawthorne
 - VACANT
 Y Don Leighton-Burwell
 - Rahm McDaniel -OUT
 Y Darryl Pruett
 Y Veronica Rivera
 Y Yasmine Smith
 Y Michael Von Ohlen
 Y Kelly Blume (Alternate)
 - Martha Gonzalez (Alternate)
 - Donny Hamilton (Alternate)

APPLICANT: Courtney Mogonye-McWhorter

OWNER: Peter Huff

ADDRESS: 3115 WESTLAKE DR

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code, Section 25-2-551 (Lake Austin (LA) District Regulations)

- a) (B) (1) (a) from shoreline setback requirements to reduce the shoreline setback from 75 feet (required) to 15 feet (requested) (Canal only)**
- b) (C) (3) (a) increase the maximum impervious cover on a slope with a gradient of 15 percent or less from 35 percent (allowed) to 40 percent (requested) in order to erect a new Single-Family Residential Guest House in an "LA", Lake Austin zoning district.**

Note: This section of the Land Development Code applies to lots that are included in a subdivision plat recorded before April 22, 1982 or a tract that is not required to be platted.

The above address received a Land Status Determination, which shows that the tract is not required to be platted as allowed under (C)(3). The grandfather date is 7/19/1951.

BOARD'S DECISION: The public hearing was closed by Chair Don Leighton-Burwell, Board Member Melissa Hawthorne motions to Postpone to December 14, 2020, Board Member Brooke Bailey seconds on an 11-0 vote; POSTPONED TO DECEMBER 14, 2020. DEC 14, 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Grant with conditions at 15 feet ONLY at footprint of Guest House to Canal, beyond that 25 feet as per drawing E-3/17, and Board Member Melissa Hawthorne seconds on a 10-0 vote; GRANTED WITH CONDITIONS AT 15 FEET ONLY AT FOOTPRINT OF GUEST HOUSE TO CANAL, BEYOND THAT 25 FEET AS PER DRAWING E-3/17.

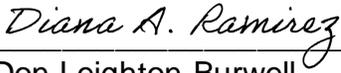
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: the property was set out in its current configuration prior to 1951
2. (a) The hardship for which the variance is requested is unique to the property in that: the site has a main body and a canal feature which requires a 75' setback from each, both features are rare

(b) The hardship is not general to the area in which the property is located because: man-made inlet's on private lots are not general to the area but are rather the exception
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the proposed construction is limited to an accessory structure (guest house) which is common along Lake Austin and allowed within the LA zone district



Elaine Ramirez
Executive Liaison



Don Leighton-Burwell
Chairman



THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABLINSKI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PREVIOUSLY INDORSED ON EACH DRAWING.

ARCHITECT: WILLIAM HABLINSKI ARCHITECTURE, INC.
 DESIGNER: HILLIARY HILLS OFFICE
 PROJECT NO. 10-29-30
 DATE: 10-29-30
 AUSTIN OFFICE
 318 WESTLAKE DRIVE
 AUSTIN, TEXAS 78746

W. M. HABLINSKI, AIA DATE

PROJECT TITLE AND ADDRESS:
 HIFF RESIDENCE
 318 WESTLAKE DR.
 AUSTIN, TX 78746

NOTES:
 THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, HOLDINGS, CABINETRY, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATING ANY WINDOWS, DOORS, HOLDINGS, CABINETRY, AND FLOORING FABRICATED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT MAY BE REJECTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE

SHEET NAME AND SCALE

DRAWING DATA:

PROJECT NO: 10-29-30
 CHECKED: []
 ISSUE DATE: 10-29-30
 DRAWN BY: []

SHEET NUMBER

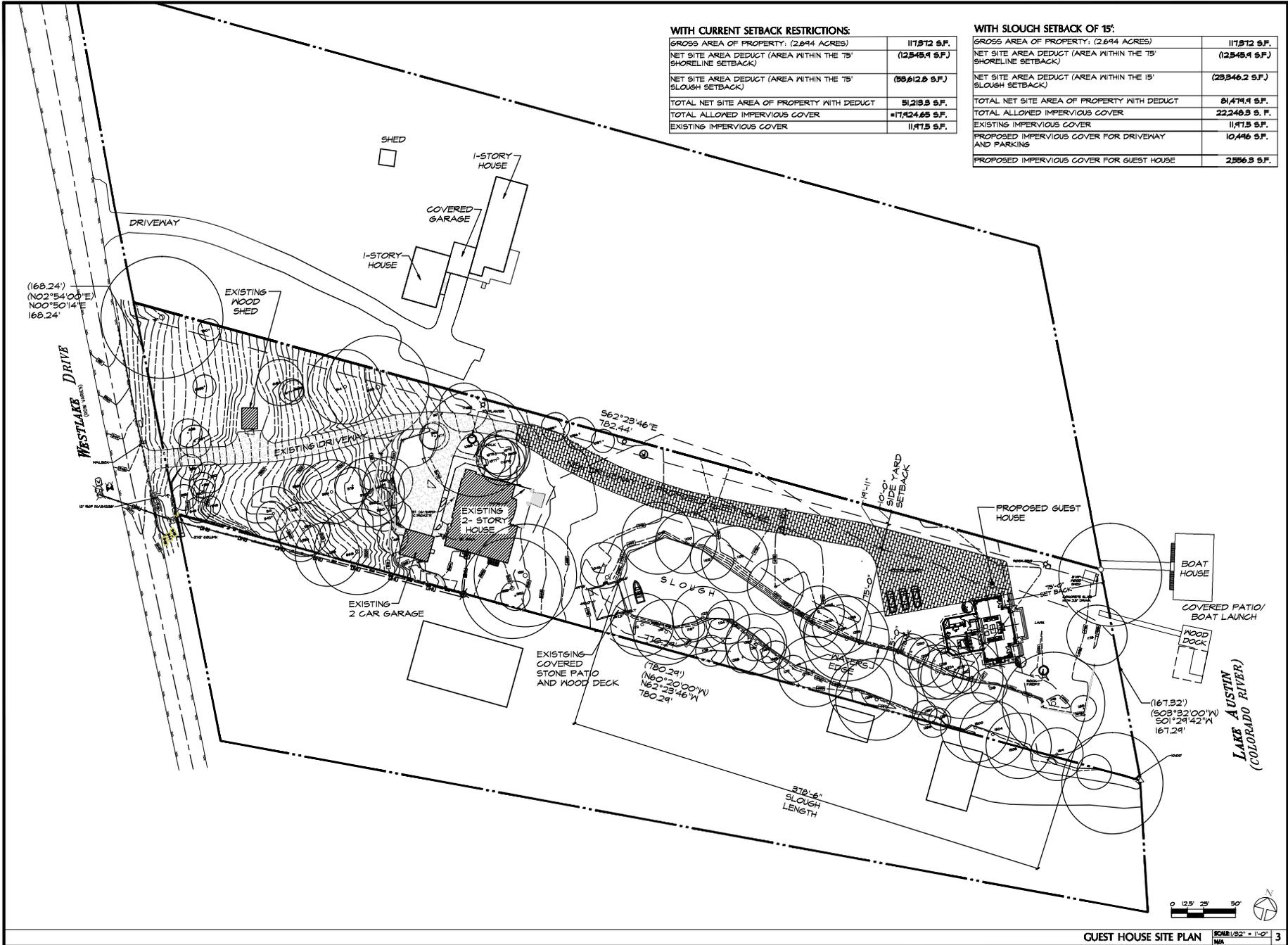
A 2.0

WITH CURRENT SETBACK RESTRICTIONS:

GROSS AREA OF PROPERTY: (2.694 ACRES)	117,972 S.F.
NET SITE AREA DEDUCT (AREA WITHIN THE '15' SHORELINE SETBACK)	(125,459 S.F.)
NET SITE AREA DEDUCT (AREA WITHIN THE '15' SLOUGH SETBACK)	(99,612.8 S.F.)
TOTAL NET SITE AREA OF PROPERTY WITH DEDUCT	51,219.5 S.F.
TOTAL ALLOWED IMPERVIOUS COVER	=17,424.65 S.F.
EXISTING IMPERVIOUS COVER	11,975 S.F.

WITH SLOUGH SETBACK OF 15':

GROSS AREA OF PROPERTY: (2.694 ACRES)	117,972 S.F.
NET SITE AREA DEDUCT (AREA WITHIN THE '15' SHORELINE SETBACK)	(125,459 S.F.)
NET SITE AREA DEDUCT (AREA WITHIN THE '15' SLOUGH SETBACK)	(29,346.2 S.F.)
TOTAL NET SITE AREA OF PROPERTY WITH DEDUCT	61,479.4 S.F.
TOTAL ALLOWED IMPERVIOUS COVER	22,246.8 S. F.
EXISTING IMPERVIOUS COVER	11,975 S.F.
PROPOSED IMPERVIOUS COVER FOR DRIVEWAY AND PARKING	10,446 S.F.
PROPOSED IMPERVIOUS COVER FOR GUEST HOUSE	2,866.5 S.F.



GUEST HOUSE SITE PLAN

SCALE: 1/32" = 1'-0"
 M.A.